

CHAPTER XII - GENERAL COMMERCIAL - INDUSTRIAL ZONING DISTRICT

A. What This Chapter Does. This chapter establishes the **General Commercial - Industrial Zoning District (CIZD)**, which provides a place for a wide range of commercial uses that do not rely on direct highway access or a CBD location, and industrial development in the city and jurisdictional area.

B. Land Use. The permitted and special uses allowed in the CIZD shall be as shown in Table XII.1. All uses not explicitly permitted are prohibited.

Table XII.1. CIZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
commercial	certain uses may require a special use permit if located within the WPOD: see Chapter XIV.
industrial	
accessory uses customarily associated with the permitted and special permit uses	
minor utility installations - see II.D.6.	

Note that "industrial" includes wholesale trade, warehousing, contract construction, and certain other trade and service uses.

C. Specification Standards. The specification standards for the CIZD shall be the same as in the HCZD: see Table X.2.

D. Performance Standards. All developments shall comply with the performance standards of Chapter XVIII, as applicable, and the following additional performance standards.

1. Access to Commercial and Industrial Uses. No commercial or industrial development shall have its principal access through the RRZD, LRZD, or MRZD.

2. RESERVED

E. Overlay Districts. All developments shall comply with any additional requirements imposed by overlay districts.